

SMITHFIELD TOWNSHIP PLANNING COMMISSION
REGULAR MEETING – SEPTEMBER 11, 2025, AT 7:00PM

A Regular Meeting of the Smithfield Township Planning Commission was held on September 11, 2025, at the Smithfield Township Municipal Center at 1155 Red Fox Rd, East Stroudsburg, PA 18301, and via Zoom.

Present are Commissioners Scott Amori, Chris Bowers, Dr. Nicole Carney, James Munet, Doug Schryver, David Strunk and Jean Turn, Supervisor Robert Lovenheim, Solicitor Ronold J. Karasek (via Zoom), Township Engineer Jon S. Tresslar, Administrative Coordinator Jessica Hodge, and Township Manager Julia Heilakka.

Also present are Elisa Byrne, Zak Klaptosky (via Zoom, labeled as “tammy booth”), and other members of the public.

1. **Chair Scott Amori calls the meeting to order at 7:00PM.**
2. **The Pledge of Allegiance is recited.**
3. **A moment of silence is observed.**
4. **Minutes: None.**
5. **Old Business:**
 - a. **Table: 3 Point Garden Major Subdivision. Deadline - 09.24.2025.** The Township received an extension until October 29, 2025. Commissioner Strunk motions to table this item, Commissioner Amori seconds. Vote: all in favor; motion carries.
 - b. **Table: Verizon Wireless/Magick Cauldron LDP. Deadline - 10.14.2025.** Commissioner Amori motions to table this item, Commissioner Schryver seconds. Vote: all in favor; motion carries.
 - c. **Discuss: Fence Ordinance Update.** Julia Heilakka discusses a draft fence ordinance. Current regulations treat fences as structures, which are subject to setbacks. The Board proposes eliminating the need for a zoning permit; building permits are required for fences more than six feet tall. The Commission discusses materials and aesthetics of fences, mandatory surveys for perimeter fences, and potential setbacks if the fence is not directly on the property line. Commissioner Amori states the Township should not provide a draft agreement for owners to place a fence directly on the property line.
6. **New Business: None.**
7. **Public Comment:**
 - a. Elisa Byrne owns Mountain Manor Resort and expresses concerns about her interactions with township officials regarding zoning and litigation affecting her property. She raises

concerns over not having a full-time zoning officer and asks for guidance on zoning matters for her property while it's under litigation.


Elisa Byrne states she has agreements with Robert Lovenheim concerning development for 45 units across the street and has been discussing the development with Julia Heilakka for months. Zak Klaptosky states Jon Tresslar signed off on plans for the units. Jon Tresslar and Julia Heilakka state they are not familiar with the alleged development, have not received correspondence on this matter, and plans have not been submitted to the Township. Elisa Byrne states she will forward the correspondence.

- b. Commissioner Amori states this Commission does not have input in Elisa Byrne's concerns: her case is in litigation, and the Commission is not involved.
- c. Zak Klaptosky asks the Commission to change the zoning map so his motocross track is permitted where he built it.

8. **Adjournment:** There being no other business before the Commission, Commissioner Amori motions to adjourn, Commissioner Bowers seconds. Vote: all in favor; meeting adjourned at 7:49PM.

Minutes Recorded by Julia Heilakka and Jessica Hodge

Respectfully submitted,



Julia Heilakka
Township Secretary